



Order Filed on August 12, 2022  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

STEVEN MITNICK, ESQ., SM0556

SM Law PC

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49 Old Turnpike Road

Oldwick, New Jersey 08858

(908) 572-7275

*Counsel to SM Financial Services Corporation*

In Re:

LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT  
LENDING GROUP

Debtor.

Case No.: 07-22479/MBK

Hearing Date: \_\_8/11\_\_\_\_\_, 2022 at 10:00

a.m. Judge: Honorable Michael B. Kaplan

**ORDER TO COMPEL DISCHARGE OF THE SECOND MORTGAGE WITH REGARD TO  
143 N SUMMIT AVE., QUARRYVILLE, PA**

The relief set forth on the following pages, numbered two (2) through (2) is hereby **ORDERED**.

**DATED: August 12, 2022**

  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

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LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT LENDING GROUP

Case No.: 07-22479/MBK

ORDER TO DISCHARGE OF THE SECOND MORTGAGE WITH REGARD TO 143 N SUMMIT AVE., QUARRYVILLE, PA

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THIS MATTER having been opened by this Court by way of a Notice of Motion by and through SM Financial Services Corporation's counsel seeking an Order to Compel the Discharge of the Second Mortgage with Regard to 143 N Summit Ave, Quarryville, PA, and the Court having considered same and for good cause:

IT IS ORDERED that:

1. The mortgage held by Lancaster Mortgage Bankers, LLC d/b/a Direct Lending with regard to the 143 N Summit Ave, Quarryville, PA as detailed below and as annexed to the Certification of Steven Mitnick, Esq. as Exhibit "B" is discharged.

Mortgagor: Vincent Henry and Tracie Henry  
Mortgagee: Lancaster Mortgage Bankers  
Dated: 01/17/2006  
Recorded: 03/02/2006  
Doc ID: 5502617

2. SM Financial Services Corporation is authorized to execute any documents necessary to discharge second mortgage, including but not limited to the Satisfaction Piece- Discharge of Mortgage annexed hereto as "Exhibit A"

***Exhibit "A"***

Preparation at T.A. Elite of Pennsylvania LLC  
direction of Steven J ATTN: Abby Wendel  
Mitnick, counsel  
For SM Financial 5139 Main Street  
Services Corp East Petersburg, PA17520  
Phone: 717-553-0712

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Parcel # 530-31461-0-0000

143 N Summit Ave, Quarryville Borough

File No. 510-000587

### **SATISFACTION PIECE - DISCHARGE OF MORTGAGE**

Made on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

MORTGAGOR: Vincent Henry and Tracie Henry

MORTGAGEE: Lancaster Mortgage Bankers, a Limited Liability Company \*

NAME OF LAST ASSIGNEE: none of record.

DATE OF MORTGAGE: January 17, 2006

ORIGINAL MORTGAGE DEBT: \$63,710.00

Mortgage recorded March 2, 2006, in the Recorder of Deeds of Lancaster County, Pennsylvania, in 5502617.

\*Whereas Lancaster Mortgage Bankers since filed Chapter 7 Bankruptcy (New Jersey Bankruptcy court case No. 07-22479) and whereas S M Financial Services Corporation bought the assets of Lancaster Mortgage Bankers on August 25, 2010 and whereas S M Financial Services Corporation by and through their attorney S M Law, PC filed a motion for an order to compel Discharge of the Second Mortgage, which Order was entered on \_\_\_\_\_, 2022, and which by its terms does discharge the aforementioned mortgage, and further authorized SM Financial Services Corporation to acknowledge the within Satisfaction Piece - Discharge of Mortgage. A copy of the Order approving the Motion is attached hereto and made a part hereof

### **LEGAL DESCRIPTION**

ALL THAT CERTAIN tract of unimproved land, situated along the Easterly side of North Summit Avenue in the Borough of Quarryville, County of Lancaster, and Commonwealth of Pennsylvania, as the same appears as Lot No. 66 on a final plan (Sheet No. 4 of 25) bearing revised plan date of June 16, 2003, prepared for Quarryridge by Lake Roeder Hillard and Associates, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA, Project No. 548900 and said plan being recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pa. in Subdivision Plan Book J-217, Page 112 and all the same being more fully bounded and described as follows.

BEGINNING at the Northwesterly corner of the herein-described lot, a 3/4 inch rebar to be set on the Easterly right-of-way line of North Summit Avenue a 50-foot wide street and said rebar being the Southwesterly corner of Lot No. 67; thence along said Lot No. 67, North 50 degrees 31 minutes 45 seconds East a distance of 115.00 feet to a 3/4 inch rebar to be set at the Northwesterly corner of Lot No. 72; thence along said Lot No. 72, South 39 degrees 28 minutes 15 seconds East a distance of 90.00 feet to a 3/4 inch rebar to be set at the Northeasterly corner of Lot No. 65; thence along said Lot No. 65, South 50 degrees 31 minutes 45 seconds West a distance of 115.00 feet to a 3/4 inch rebar to be set on the Easterly right-of-way line of North Summit Avenue; thence along the said Easterly right-of-way line, North

39 degrees 28 minutes 15 seconds West a distance of 90.00 feet to the point of BEGINNING.

PIN 530-31461-0-0000

The undersigned hereby certifies that the debt secured by the above-mentioned Mortgage has been fully paid or otherwise discharged and that upon the recording hereof said Mortgage shall be and is hereby fully and forever satisfied and discharged.

The undersigned hereby authorizes and empowers the Recorder of Deeds of said county to enter this satisfaction piece and to cause said mortgage to be satisfied of record.

Witness the due execution hereof.

BY: STEVEN J. MITNICK, counsel for S M Financial Services Corporation

State of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said state, personally appeared **STEVEN J MITNICK, counsel for S M Financial Services Corporation who acquired assets from Lancaster Mortgage Bankers,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

In witness whereof, I hereto set my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

#### CERTIFICATE OF RESIDENCE

I, **Abby Wendel**, hereby certify that the precise residence:

**P.O. Box 530 (49 Old Turnpike Rd) Oldwick, NJ 08858**

Witness my hand this date:

*Abby F Wendel*